003.0	0001	0023.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	984,600	/	984,600
USE VALUE:	984,600	/	984,600
ASSESSED:	984,600	/	984,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12	-14	CHANDLER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOHERTY KELLIE M
Owner 2:	
Owner 3:	
Street 1:	12 CHANDLER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BADALA MARGUERITE -
Owner 2:	-
Street 1:	14 CHANDLER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2644 Square Feet, with 3 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	535,500	5,100	444,000	984,600
Total Card	0.103	535,500	5,100	444,000	984,600
Total Parcel	0.103	535,500	5,100	444,000	984,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.39 | /Parcel: 372.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	2366
GIS Ref	
GIS Ref	
Insp Date	11/18/17

!235!

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0001-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	535,600	5100	4,500.	444,000	984,700	984,700	Year End Roll	12/18/2019
2019	104	FV	397,100	5100	4,500.	471,800	874,000	874,000	Year End Roll	1/3/2019
2018	104	FV	397,100	5100	4,500.	344,100	746,300	746,300	Year End Roll	12/20/2017
2017	104	FV	372,200	5100	4,500.	299,700	677,000	677,000	Year End Roll	1/3/2017
2016	104	FV	372,200	5100	4,500.	255,300	632,600	632,600	Year End	1/4/2016
2015	104	FV	331,400	5100	4,500.	249,800	586,300	586,300	Year End Roll	12/11/2014
2014	104	FV	331,400	5100	4,500.	205,400	541,900	541,900	Year End Roll	12/16/2013
2013	104	FV	344,900	5100	4,500.	195,400	545,400	545,400		12/13/2012

PRINT

Date	Time
12/10/20	16:04:44

LAST REV

Date	Time
06/20/18	08:55:55
danam	
235	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BADALA MARGUERI	1364-124		1/27/2009		581,000	No	No		
	904-95		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	2366
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2018	555	Redo Bat	35,668	C				
1/17/2018	47	Inter Fi	47,759	C				
6/17/2014	677	Porch	10,150					
11/29/2010	2342	New Wind	12,000					REPL 21 WINDOWS
9/10/2003	754	Siding	10,000	C				
3/7/2002	126	Porch	7,500	C				ENCLOSE REAR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2017	Inspected	BS	Barbara S
4/29/2009	Measured	197	PATRIOT
12/18/2008	Measured	189	PATRIOT
3/10/2004	External Ins	BR	B Rossignol
9/20/1999	Meas/Inspect	256	PATRIOT
8/25/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04712558
Const Adj.:	0.98980200
Adj $ / SQ:	176.196
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	657908
Depreciation:	122371
Depreciated Total:	535537

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 4		Baths: 2				HB			

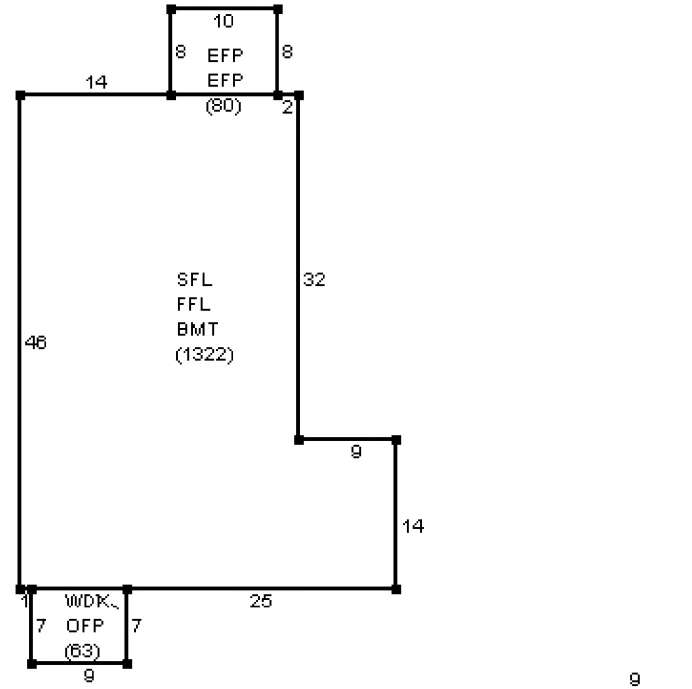
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	176.20
Special Features:	0	Val/Su Net:	125.94
Final Total:	535500	Val/Su SzAd	202.53

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,322	52.860	69,879
FFL	First Floor	1,322	176.200	232,931
SFL	Second Floor	1,322	176.200	232,931
EFP	Enclos Porch	160	43.790	7,006
OFP	Open Porch	63	42.260	2,662
WDK	Deck	63	15.840	998

Net Sketched Area:	4,252			Total:	546,407
Size Ad	2644	Gross Are	4252	FinArea	2644

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0001-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1924	21.25	T	40	104			5,100			5,100

More: N	Total Yard Items:	5,100	Total Special Featues:		Total: 5,100